

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 25<sup>th</sup> JANUARY 2016 AT 6.00 P.M.**

**PRESENT:** Councillors: L Elson (Chairman)  
B Bailey F Caygill  
M Chapman (Ex Officio)  
B Cole (Ex Officio)  
P Dean T Dumper  
P Graham (Reserve for Town Ward)  
B Nash C Nicholas  
B Toye J Trail

**APOLOGIES:** Councillors C Gough and T Hill

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**PUBLIC SPEAKING TIME**

The meeting was adjourned for:-

Reverend Simon Atkinston who spoke in support of planning application 16/0007/VAR, Brixington Community Church, Churchill Road.

Chris Adams, William Weston, Derek Carter, Roger Moseley spoke against planning application 15/2912/MFUL, 22 & 24 Albion Hill, demolition of two dwellings and construction of 14 no apartments.

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**Note:** The applications stated above were discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

**P16/007. MINUTES**

The Minutes of the meeting held on 11<sup>th</sup> January 2016 were approved.

**P16/008. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS**

Councillor M Chapman declared a personal interest in respect of planning application 16/0007/VAR, Brixington Community Church, Churchill Road as the Reverend and his wife were personal friends. Councillors C Nicholas, Brian Cole and Jeff Trail also declared a personal interest.

**P16/009. URGENT BUSINESS**

15/1490/OUT - Land South Of Ashcroft Bassetts Gardens

**Mrs Jenifer Riach**

Outline application for the construction of single storey dwelling seeking approval for access only (matters of appearance, landscaping, layout and scale reserved)

**Amended plans for consultation.**

These amendments relate to Certificate D complete and signed Copy of advertisement in Exmouth Herald which appeared on 15 January 2016.

The amendments were noted by the Committee.

**Quality Town Council**

A meeting had been arranged for Wednesday 3<sup>rd</sup> February with East Devon District Council to discuss the Town Council delegated powers for decision making in respect of Advertisement and Tree applications in light of the new Local Award Scheme which had replaced Quality Council Status. Members requested that feedback was given to EDDC that training was required regarding the determination of advertisement applications. The Chairman asked members to feedback to the Clerk should they have any observations to make prior to that meeting. Councillor M Chapman was concerned that developers who cut down trees with TPO's were not being prosecuted by EDDC.

**P16/010. To Determine Applications under Delegated Powers.**

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	15/2883/TCA	Apartment 6 Elford 6 Douglas Avenue <b>Mr John Stoddart</b> T1 Yew : Crown lift to give 3.5m clearance T2 Bay : Pollard at crown break T3 Bay : Re-coppice at 1.5m		<p><b>Tree Officer’s Report</b> – These trees formed part of a visually prominent tree group. The works were to provide space for the most western yew (T1). Coppicing of Bay tree (T2) would allow more space for the Yew to grow and provide, in time, a good level of low boundary screening. The pollarding of second Bay (T3) would result in a short term loss of amenity however it would allow more space for the crown of the Yew (T1) to develop and form into a better specimen.</p> <p><b>Recommendation was for Approval</b></p>	<b>Approval in accordance with the Tree Officer’s report.</b>
<b>LIMIT</b>	25.01.16				

		<b>APPLICATIONS FOR DETERMINATION</b>	<b>COMMENTS</b>	<b>STATUTORY CONSULTEES VIEWS OF REPRESENTATIONS</b>	<b>DECISION</b>
<b>WARD</b>	<b>Town</b>				
<b>PLAN No:</b>	15/2770/ADV	11 Church Street <b>Mr Tom Gordon</b> Re-positioning existing advertisement	<b>Highways had no objection</b>	None	<b>Approval</b>
<b>LIMIT</b>	07.01.16				

**P16/011. To consider the Planning Applications for consultation set out below**

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>WARD</b>	<b>Brixington</b>				
<b>PLAN No:</b>	15/2732/FUL	27 Birchwood Road <b>Mr L Brooking</b> Retention of detached area of decking and excavation of garden to create additional patio area	<b>Highways</b> did not wish to comment.	1 x letter of support  1 x letter of objection  Neither letters were scanned onto EDDC website	<b>No Objection</b> but members recommended that a balustrade rail was fitted to the inside of the neighbouring fence for safety reasons.
<b>LIMIT</b>	27.01.16				
<b>PLAN No:</b>	16/0067/FUL	50 Valley Way <b>Mr Simon Ryder</b> Extension to bedrooms		None	<b>No Objection</b>
<b>LIMIT</b>	03.02.16				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	16/0050/FUL	Pine Ridge Higher Marley Road <b>Mrs L Glaridis</b> Alterations and extension, raising of roof and installation of dormers, first floor rear extension and formation of new entrance onto Higher Marley Road (amendments to approved application 15/1665/FUL to provide pitched roofs over dormers, new dormer on north west elevation and higher ridge height over bedroom 3)	<b>Highways</b> did not wish to comment.	None	<b>No Objection</b>
<b>LIMIT</b>	29.01.16				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	16/0007/VAR	<p>Brixington Community Church Churchill Road</p> <p><b>Brixington Community Church</b></p> <p>Variation of Condition 2 (plans condition) of planning permission 12/0579/MFUL (Demolition of existing church building and single storey ancillary accommodation to rear. Erection of new church and 2 storey ancillary accommodation, construction of new vehicular access off Churchill Road and car park in front of new main entrance, and landscaping and remodelling of surrounding site) to allow reduction in footprint, reduction of glazing, reduction in height and installation of ground floor windows and removal of ground source heat pump and Condition 4 (landscaping)</p> <p>Condition Number(s): 2, 4</p> <p>Conditions(s) Removal:</p> <p>We wish to amend the proposal in these ways:  Reduction of footprint of proposed scheme.  Reduction of glazing to all facades of proposed scheme.  Removal of ground source heat pump from scheme.</p> <p>For these reasons:  Original proposal breaches an existing easement zone (3 metres) to existing foul sewer and surface water drainage. Necessary amendments to avoid this breach.  Ground source heat pump is not appropriate given the design and site constraints.  Reduction of glazed openings to reduce heat gain to Hall and Refreshment Area. Windows added to ground floor ancillary rooms for daylight and ventilation to comply with regulations (not shown on original drawings).  Condition 2: amendment of the plans with which the development will be carried out in accordance with.  Substitute drawing 575.603B for L01-01, 575.604B for L02-01, 575.605B for L02-02, 575.606B for L02-03, 575.607B for L04-01, 575.608B for L04-02, 575.611B for L02-04, 575.112B for L04-05, and 575.620B for L01-02 and L01-03.  Condition 4: amendment of the approved landscaping scheme to accommodate adjusted proposal. Amended Landscape scheme is shown in drawings L01-02 and L01-03.</p>			
<b>LIMIT</b>	28.01.16				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>Continued</b>	.....	<p>Brixington Community Church Churchill Road</p> <p><b>Brixington Community Church</b></p> <p><b>Reverend Simon Atkinson spoke during the public speaking time</b></p>	<p><b>Note:</b> Cllrs M Chapman, C Nicholas, B Cole &amp; J Trail had previously declared a personal interest.</p> <p><b>Cllr. D Chapman</b> - had no objection.</p> <p><b>Highways</b> gave Standing Advice.</p> <p><b>Environment Agency</b> gave Standing Advice.</p>	<p><b>4 x Reps</b> – who had concerns over the removal of the slope to the Eastern side of the proposed building which gave access for mobility scooters and people with walking frames to the shops and bus stop. Increase in noise to properties in Ellwood Rd from the restaurant and kitchen and open doors in the summer. Concern about surface water run-off and whether there was enough parking provision on-site.</p>	<p><b>No Objection to the variation</b></p>



		PROPOSED DEVELOPMENT	COMMENTS	REPRESENTATIONS	OBJ/NO OBJ
<b>WARD</b>	<b>Halsdon</b>				
<b>PLAN No:</b>	16/0004/FUL	9 Marpool Hill <b>Ms M Williams</b> Construction of two storey side and single storey extension		None	<b>No Objection</b>
<b>LIMIT</b>	01.02.16				
<b>WARD</b>	<b>Littleham</b>				
<b>PLAN No:</b>	15/1955/MFUL	34 Douglas Avenue <b>UKRD Limited</b> Amendment to approved scheme 14/1542/MFUL (re-development to provide 9 no. new houses and conversion of the existing annexe to 2 no. 3 bedroom dwellings); amendments include additional garages and raising of the approved dwelling  <b><u>Amended plans for consultation.</u></b> Amended drawings (04E, 12 D, 14 B, 17 A, 101 E) Reduced scale of Building		<b>1 x Rep</b> – objected to the amendment in height as it was still higher than the original building.	<b>No Objection to the amended plans.</b>
<b>LIMIT</b>	27.01.16				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/1883/FUL	<p>Orcombe Lodge 12 Foxholes Hill  <b>UKRP (Foxholes) LLP</b>  Part demolition, extensions and alterations to existing dwelling incorporating new balcony, new garage and construction of 3 no. detached dwellings and garages and creation of new vehicular access onto Foxholes Hill</p> <p><b><u>Amended plans for consultation.</u></b>  Revised design and layout of all 3 new dwellings. Revised arboricultural survey and full landscape strategy.</p>		<p><b>2 x Reps</b> – objected to 3 storey dwelling, unit 2, adjacent to number 14 as it would be overbearing to that property and its access. The proposed new house at the top of the site leaves little space between it and both properties either side and was out of character with the area. No objection to the 2 new dwellings at the lower end of the site.</p>	<p><b>No Objection to the amended plans.</b></p>
<b>LIMIT</b>	27.01.16				

		<b>PROPOSED DEVELOPMENT</b>	<b>COMMENTS</b>	<b>REPRESENTATIONS</b>	<b>OBJ/NO OBJ</b>
<b>PLAN No:</b>	15/2912/MFUL	<p>22 And 24 Albion Hill <b>Mr &amp; Mrs Tompkins &amp; Mrs Waller</b> Demolition of two dwellings and construction of 14 no. apartments</p> <p><b>Amended 20.01.16</b> – revised applicant details.</p> <p><b>Chris Adams, William Weston, Derek Carter, Roger Moseley spoke during the public speaking time</b></p>	<p><b>Housing Strategy Officer</b> – expected a proportion of affordable housing – 3 units.</p> <p><b>South West Water</b> had no objection subject to the foul flows only being connected to the public sewer.</p>	<p><b>18 x Reps</b> – objected as the development was overbearing, out of keeping and out of scale particularly in height and width. Side windows would overlook the neighbouring property plus an increase in noise and disturbance from 14 flats particularly vehicular movement. Busy shared access through a private parking area and across a busy public pavement into a one lane road. Loss of privacy to No: 18 &amp; 30 Regents Gate and 13 Albion Hill. Light pollution to neighbouring area from flats.</p>	<p><b>Objection on the grounds that the proposal was over bearing and out of keeping with the streetscene. The extra volume of traffic on Albion Hill would exacerbate existing traffic and parking issues. Request for Highways to report. Concerned that some of the land may be contaminated. Concern about flooding from water runoff from site.</b></p>
<b>LIMIT</b>	03.02.16				

**P16/012. EAST DEVON DISTRICT COUNCIL – PLANNING DECISIONS**

<b>APPLICATION</b>	<b>EXMOUTH TOWN COUNCIL VIEW</b>	<b>EDDC DECISION</b>
15/2215/FUL Land At 4 Portland Avenue	Objection	Withdrawn
15/2573/FUL 3 The Maldens Marley Road	No Objection	Conditional Approval
15/2653/FUL Green Farm, Maer Lane	No Objection	Approval

***Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.***

Councillor B Nash felt material planning reasons were not being considered when applications were being discussed and advised members that he no longer wished to be on the Committee with immediate effect.

**The meeting closed at 19.02**

SIGNED:.....DATED:.....